

Arnolds | Keys



19 Snaefell Park, Sheringham, NR26 8GZ

Price Guide £600,000

- No onward chain
- Beautifully proportioned
- Two bathrooms (including ensuite)
- Underfloor gas central heating
- Cul-de-sac setting
- Four Bedrooms
- Two reception rooms
- Double garage.

19 Snaefell Park, Sheringham NR26 8GZ

Offered with no onward chain is this large, detached bungalow enjoying a cul-de-sac location on this popular development by Norfolk Homes Limited. Snaefell Park is an exclusive development just south of the Town and within walking distance of the local amenities, including both bus and rail services to the County Capital of Norwich.

The bungalow is beautifully proportioned and enhanced by the addition of a large conservatory at the rear. Central heating is a gas fired underfloor system and sealed unit glazing is installed throughout.



Council Tax Band: F



ENTRANCE PORCH

With part glazed entrance door, leaded side panels, tiled floor and further glazed door opening to:

ENTRANCE HALL

Ceramic tiled floor, two built in store cupboards, built in airing cupboard, access to loft space.

SHOWER ROOM

Vanity wash basin with cupboard beneath, close coupled w.c., heated towel rail, shower enclosure, part tiled walls, tiled floor.

LOUNGE

Large bay window to the front aspect, twin glazed doors to hallway, feature timber and marble fire surround with fitted gas fire, provision for TV. Twin glazed doors to:

DINING ROOM

Door to kitchen and sliding patio doors to:

CONSERVATORY

Of UPVC framed construction on brick wall base with vaulted roof, tiled floor, wall mounted electric heaters, ceiling fan/light, doors to rear garden.

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of wood faced, base and wall storage units with laminated work surfaces, window to rear aspect, inset sink unit, integrated dishwasher, double oven and microwave, inset four ring gas hob with filter hood over, tiled splashbacks. Door to hallway and also:

UTILITY ROOM

Concealed wall mounted gas fired boiler providing central heating and domestic hot water, further sink unit with cupboards beneath, provision for washing machine and dishwasher. Tiled splashbacks.

PRINCIPAL BEDROOM

Window to rear aspect, range of fitted bedroom furniture including bedside cabinets, wardrobes and overhead cupboards, two double built in wardrobes cupboards. Door to:

ENSUITE BATHROOM

Corner bath with telephone style mixer and drench shower attachment, bidet, close coupled w.c., vanity wash basin with cupboard beneath, window to rear aspect, part tiled walls, tiled floor. heated towel rail, electric shaver point.

FAMILY BATHROOM

Vanity wash basin with cupboard beneath, close

coupled w.c., arched recess with shower bath installed. part tiled walls and floor, window to side aspect, heated towel rail.

BEDROOM 2

Window to front aspect, built in double wardrobe.

BEDROOM 3

Window to front aspect, built in double wardrobe.

BEDROOM 4/STUDY

Currently fitted with a range of base and wall storage and shelving units, window to front.

OUTSIDE

Brick built DOUBLE GARAGE with twin electric doors, personal side door.

GARDENS

The property has a long driveway leading to the garage and providing additional off-road parking. There is a terraced garden to the front of the property with established shrub borders and paths leading to the entrance. The rear garden is fully enclosed and has a large paved patio area leading to a lawn with further established planting and a pergola with seating area.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band F.



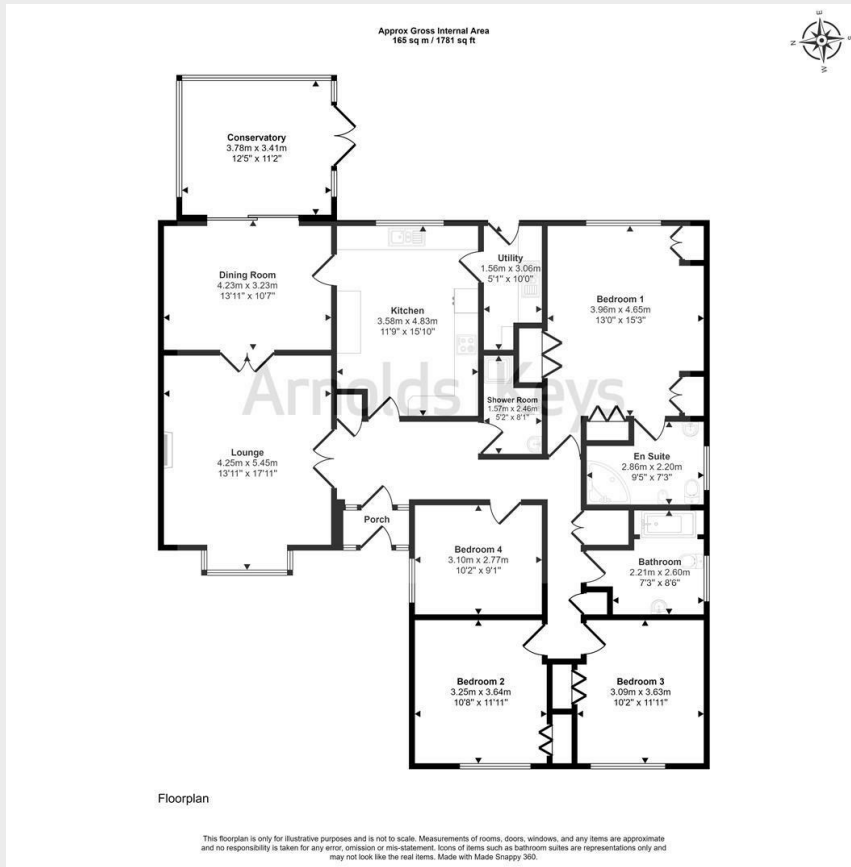


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

